

MINUTES OF REGULAR MEETING  
SUGAR CITY COUNCIL  
THURSDAY, APRIL 8, 2021

Presiding: Mayor Steven Adams  
Meeting Via Internet and at City Hall Convened at 6:30 p.m.  
Prayer: Councilwoman Ball  
Pledge of Allegiance: Councilman Dayley

Present at City Hall and Online: Mayor Steven Adams; Clerk-Treasurer Wendy McLaughlin; Councilors Joy M. Ball, Glenn Dayley, Connie Fogle, and Catherine Nielsen; Public Works Director Arlynn Jacobson; City Building Inspector and P&Z Administrator Quinton Owens; Chairman Dave Thompson of the Planning and Zoning Commission; Attorney Chase T Hendricks; Community Development Specialist Kurt Hibbert; City Business Park Realtor Judy Hobbs; Old Farm Estates Developer Ryan Lerwill; Sugar Salem School District IT Spencer Cook; Citizens Barbara Lusk, Glen and Cammi Muir, Century 21 Realtor Ted Whyte, and others who joined electronically but not identified.

**CONSENT AGENDA:** The minutes were removed from the Consent Agenda.

**MOTION:** It was moved by Councilwoman Nielsen and seconded by Councilwoman Fogle to approve the Consent Agenda.

**MOTION:** It was moved by Councilwoman Ball and seconded by Councilwoman Nielsen to approve the 3-25-21 Minutes as revised; motion carried.

**EXECUTIVE SESSION:**

Consider Records That Are Exempt From Public Disclosure (Idaho Code 74-206(1)(d))

The council chose not to go into Executive Session to consider the sale of seven Business Park lots being careful not to mention buyer names with amounts.

**BUSINESS PARK LOT SALES:**

The council approved the sale of all seven lots at full listing price. It is a very aggressive real estate market and there are several serious considerations on other lots within the park. Judy Hobbs of Realty Quest provided a map of the lots and offers for each to the council. The city received one offer below market value for two of the lots from one potential buyer. The buyer stated that the lots had been on the market for more than 1600 days and they felt the location was not ideal. Ms. Hobbs reminded the council that the new business would bring in needed tax revenue and employment. The city would net a loss of \$5,000 if they accept the offer. A few offers have a 60 day grace period contingent upon a building permit from the city.

Below is a listing of the lots sold previously in 2018:

May 24, 2018, Lot 9 Blk 3 - Listed \$25,000 – Offered \$20,000, Countered \$22,500.

Aug 9, 2018 – Lot 1 Blk 3 – Listed \$25,000 – Offered \$21,000, Countered \$23,500.

Aug 23, 2018 – Lot 10 Blk 3 – Listed \$29,900 – Offered \$25,000, Countered \$27,000.

**MOTION:** It was moved by Councilman Dayley and seconded by Councilwoman Nielsen to sell all seven lots at full listing price: motion carried.

## **EAST CENTRAL IDAHO PLANNING & DEVELOPMENT (ECIPDA) QUIT CLAIM DEED:**

ECIPDA deeded to the city about ½ acre next to the east side of the railroad tracks and north of the grain silos near the intersection of Center Street. The lot is too close to the tracks to be buildable. ECIPDA agreed several years ago to trade the lot for the city paving the walking path funded through a state grant with ECIPDA's help. ECIPDA has no use for the lot. The railroad reserves all rights to gas, minerals, and oil.

**MOTION:** It was moved by Councilwoman Nielsen and seconded by Councilwoman Fogle to approve the Quit Claim Deed: motion carried.

## **PUBLIC WORKS REPORT:** Arlynn Jacobson reported on the following items:

**New Well System:** The SCADA system for the new water system should be complete by the end of next week.

**City Dumpster:** The city dumpster has been delivered and is now available for residents to use.

**Annual Backflow Device Inspection:** The Department of Environmental Quality (DEQ) requires all cities to have back flow devices on all sprinkler systems and test those devices once every two years. Although the city has set up a system to have even numbered houses test in even years and odd numbered houses test in odd years, there are still many homes that haven't complied. Mr. Jacobson proposed that the city bid the inspections of homes each year that have not been tested and bill them as part of their utility billing and offer them the city's rate if they prefer. This way all systems would be tested and compliant with DEQ standards.

**Park Projects:** Mr. Jacobson stated there are several projects that could be started in the parks. For example the amphitheater, restrooms, playground equipment, etc. The mayor encouraged a budget and prioritized list with the help of the parks committee.

**Tennis Courts:** The tennis courts have been neglected and need to be resurfaced and painted which could cost to the city. The school district could be asked to help. The tennis courts will be included in the parks budget. Planning and Zoning Chairman Dave Thompson said there is a grant available which could help fund the maintenance on the courts. The deadline is soon. Mr. Jacobson will help get the information together for the grant. A multi-use court is the goal. High School student groups could also help as part of their citizen project requirement.

**Heritage Park Merry Go Round:** The Heritage Park merry go round is a popular item. Although it has been repaired, it will need to be replaced.

## **PLANNING AND ZONING (P&Z) REPORT:** Dave Thompson reported that due to lack of a quorum last week P&Z was cancelled. He reported on the following items.

**Comprehensive Plan Survey:** Mr. Thompson will publish the results as soon as he finalizes the survey information.

**Old Farm Estates Development Agreement:** Mr. Thompson and Kurt Hibbert have been working with the Lerwills to get a good master plan and development agreement. The meetings have been very positive and encouraging. They hope to have information for the council for the next meeting.

## **PUBLIC COMMENT:** None

**OLD FARM ESTATES DEVELOPMENT AGREEMENT:** See report above under Planning and Zoning report.

**OLD FARM ESTATES DIVISION #4 FINAL PLAT:** No report. Need to have the development agreement in place to continue.

**GENERAL BUSINESS:**

**Committee Members:** Four new activity committee members have been interviewed and appointed to serve. They are Connie Grassi, Ivy Meecham, Barbara Lusk, and Janel Young. Barbara Lusk and Connie Grassi will co-chair the 4<sup>th</sup> of July float. Councilwoman Fogle will follow up on Brook Pinnock who was missing from the report.

**MOTION:** It was moved by Councilwoman Ball and seconded by Councilwoman Nielsen to accept the names for the activities committee; motion carried.

**Budget Work Meeting:** The council set the first two hours of the regular council meeting on Thursday, June 10, 2021 for the budget work meeting.

**Life Insurance Options:** City Clerk McLaughlin presented life insurance options to the council through Colonial Life which provides employees and council members supplemental health insurance benefits. All needed to sign up or it wouldn't work.

**Possible School Residential Lot Sale:** Spencer Cook has been working with the city and the school district on a possible lot split on the sale of a residential property on the corner of Third North and North Park. The school is interested in the property for the shop and the property connection to Central Elementary and the new Jr. High. However, the proposed lot split and shop did not conform to city code for zoning and setbacks. The school district will work through Mr. Cook and the City Engineer Dick Dyer to draft a utility easement for the water and fiber line to cross Third North and connect to the new Jr. High which will satisfy the districts main concern.

**CALENDARED ITEMS:**

**Third Discussion –**

**Committee Code Revisions:** The council approved the Committee code revisions.

Ordinance No. 362\_2021 was introduced to the council:

**“COMMITTEE CODE REVISIONS.”**

It was moved by Councilwoman Ball and seconded by Councilwoman Nielsen to adopt this ordinance. Thereupon, the clerk called roll upon the motion.

Those voting aye: Councilors Ball, Dayley, Fogle, and Nielsen

Those voting nay: None

Ordinance No. 362\_2021 was thereupon declared by the mayor to have been duly passed by not less than two-thirds of the council. The clerk will publish Ordinance No. 362\_2021 in summary or full immediately in at least one issue of the *Standard Journal*, a newspaper published in the city of Rexburg, Madison County, Idaho.

**MAYOR AND COUNCIL REPORTS:** Councilors Ball, Fogle, and Nielsen reported on the following items:

**Easter Egg Hunt:**

Councilwoman Nielsen:

“Special thanks for all your help on the Easter Egg Hunt: Mayor Steven Adams, Councilwoman Joy Ball, Cody Cureton Councilwoman Connie Fogle, Connie Grassi, Necia Hoopes and Family, Barbara Lusk, Anderson Nielsen, Jade Nielsen, Lawrence Nielsen, Alaina Sharp, Tiffany Stanger, Rebecca

Wadsworth, and all the families of Sugar city that helped make the Easter Egg Hung fun.

The council and mayor were very pleased with the event and received lots of positive feedback from the public. They may keep the same structure for next year.

**Arbor Day:** Councilwoman Ball noted that the city is ineligible to apply for the Arbor Day grant since the city was awarded the grant the past two years. A tree will be planted in memory of Craig and Debra Morgan in Neibaur Park. Arbor Day is scheduled for Friday, May 14. Theme and details are being planned.

**4<sup>th</sup> of July Float:** The 4<sup>th</sup> of July committee is organized and ready to start meeting and planning. The theme this year is “Crown Thy Good with Brotherhood”. The parade will be held on Saturday, July 3, 2021.

Meeting adjourned at 9:10 p.m.

Signed: \_\_\_\_\_  
Steven Adams, Mayor

Attested: \_\_\_\_\_  
Wendy McLaughlin, Clerk-Treasurer